

CITY of CHICO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	52,700
Annual Single-Family Units Permitted (1996-98, Avg.):	312
Annual Multi-Family Units Permitted (1996-98, Avg.):	37
Total Annual Residential Units Permitted (1996-98, Avg.):	349

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: Chico will divert \$ from other sources to fund afford. or sr. hsg projects that are beneficial to the community

iv. Use of Mello-Roos in this Jurisdiction:

single-family	25 - 50%
multi-family	not used

v. Nexus Reports

-Development Impact Fee Analysis (1998) - all impact & departmental fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Eaton Road @ the Esplanade

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curbs, gutters, sidewalks, landscaping, soundwalls, street lights, street trees, underground'g of utilities, bus stop, median strip possible, hydrants
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements, full infrastr, full street, curbs, gutters, sidewalks, landscaping, soundwalls, street lights, street trees, undergrounding of utilities
-Common Amenities / Open Space:	-discretionary negotiation for open space dedication
-Project Management Requirements:	-Conditions of Approval; particip'n in Landscape, Lighting & Maint. Distr; Homeowners Association
-Typical Reporting:	-soils; others dependent on site - hydrology, biological, wetlands, traffic, noise, archaeological & cultural resources, scenic-viewshed analysis

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	172,750
Total Valuation per 25 Unit Subdivision Model	4,318,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit + T&M		750
Zone Change Application Fee	deposit + T&M		750
Planned Development Subdivision Fee	deposit + T&M		500
Tentative Map Fee	deposit + T&M		1,000
Final Map Review Fee	included in Pub.Wks. Improvmt Plan Check Fee		-
Environmental Assessment / Neg Dec Fee	deposit + T&M		250
Subtotal Planning Fees			3,250

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,678	41,956
Building Plan Check Fee	65% of Building Permit	1,091	27,272
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17.28	432
Pub.Wks. Improvmt Plan Check & Inspc'n Fee	schedule based on val'n		12,950
Electrical Permit Fee	based on sq.ft.	187	4,681
Plumbing Permit Fee	fixture count	129	3225
Mechanical Permit Fee	fixture count	28	700
Plan Maintenance Fee	schedule based on val'n		34
Energy Fee	flat per unit	20	500
Subtotal Plan Check, Permit & Inspection Fees			91,750

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	4,825	120,625
City - Sewer Connection Fee	flat per unit	4,010	100,250
City - Storm Drainage Fee - Zone 6: Single Fam.	4019 / acre		20,095
City - Transportation Facility Fee	per trip count	1,646	41,150
City - Building & Equipment Fee	flat per unit	408.76	10,219
City - Fire Service Fee	flat per unit	160	4,000
City - Police Service Fee	flat per unit	268	6,705
City - Administrative Facilities Fee	flat per unit	100	2,500
City - Park Facilities Fee	flat per unit	1,333	33,325
Subtotal Infrastructure, Impact & District Fees			338,869
ix. Totals			
Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)			433,869
Total Fees per Unit (total from above / 25 units)			17,355

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Eaton Road @ the Esplanade
iii. Expected Environmental Assessment Determination:	Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-upgrade to current citywide infrastructure standard; install deficient hydrants & street lights at the discretion of the Public Works Director
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	172,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Environmental Assessment Fee	normally exempt		-
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,678	1,678
Building Plan Check Fee	65% of Building Permit	1,091	1,091
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17	17
Electrical Permit Fee	based on sq.ft.	187	187
Plumbing Permit Fee	fixture count	129	129
Mechanical Permit Fee	fixture count	28	28
Plan Maintenance Fee	schedule based on val'n	34	34
Energy Fee	flat per unit	20	20
Subtotal Plan Check, Permit & Inspection Fees			3,184

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	4,825	4,825
City - Sewer Connection Fee	flat per unit	4,010	4,010
City - Storm Drainage Fee - Zone 6: Single Fam.	4019 / acre		551
City - Transportation Facility Fee	per trip count	1,646	1,646
City - Building & Equipment Fee	flat per unit	408.76	409
City - Fire Service Fee	flat per unit	160	160
City - Police Service Fee	flat per unit	149	149
City - Administrative Facilities Fee	flat per unit	100	100
City - Park Facilities Fee	flat per unit	2,133	2,133
Subtotal Infrastructure, Impact & District Fees			13,983
ix. Totals			
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			17,167

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	East 20th Street @ Forest
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-full street, curbs, gutters, sidewalks, landscaping, soundwalls, street lights, street trees, underground'g of utilities, bus stop, median strip possible, hydrants
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements, full infrastr, full street, curbs, gutters, sidewalks, landscaping, soundwalls, street lights, street trees, undergrounding of utilities
-Common Amenities / Open Space:	-25% of lot for open space dedication; other amenities negotiated
-Project Management Requirements:	-Conditions of Approval; particip'n in Landscape, Lighting & Maint. Distr; architectural review process required
-Typical Reporting:	-soils; others dependent on site - hydrology, biological, wetlands, traffic, noise, archaeological & cultural resources, scenic-viewshed analysis

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	66.00
Private Garage Valuation Price per Sq. Ft.	25.70
Total Valuation per Unit	71,140
Total Valuation per 45 Unit Multi-Family Development Model	3,201,300

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit + T&M		750
Zone Change Application Fee	deposit + T&M		750
Planned Development Subdivison Fee	deposit + T&M		500
Environmental Assessment / Neg Dec Fee	deposit + T&M		250
Subtotal Planning Fees			2,250

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n of bldgs		17,169
Building Plan Check Fee	65% of Building Permit		11,160
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.11	320
Blueprint / Microfilm / Copy Fee	flat per project		250
Public Works Improvements Plan Check Fee	schedule based on val'n		5,141
Electrical Permit Fee	based on sq.ft.	83	3,714
Plumbing Permit Fee	fixture count	58	2,628
Mechanical Permit Fee	fixture count	53	2,394
Plan Maintenance Fee	schedule based on val'n	7.63	343
Energy Fee	flat per unit	10	450
Subtotal Plan Check, Permit & Inspection Fees			43,569
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	1,930	48,250
City - Sewer Connection Fee	flat per unit	530	23,850
City - Storm Drainage Fee - Zone 4: Multi-Fam.	4019 / acre		12,057
City - Transportation Facility Fee	per trip count	1,164	52,380
City - Building & Equipment Fee	flat per unit	398.51	17,933
City - Fire Service Fee	flat per unit	145	6,525
City - Police Service Fee	flat per unit	168	7,538
City - Administrative Facilities Fee	flat per unit	86	3,870
City - Park Facilities Fee	flat per unit	1,859	83,655
Subtotal Infrastructure, Impact & District Fees			256,058
ix. Totals			
Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)			301,877
Total Fees per Unit (total from above / 45 units)			6,708